



December 20, 2022

C 765-4

Chris Jackson, RA  
New Castle County  
Department of Land Use  
87 Reads Way  
New Castle, DE 19720

Dear Mr. Jackson:

**SUBJECT: PENCADER CORPORATE CENTER – LOT 30  
APPLICATION NO. 2019-0197  
RECORD RESUBDIVISION PLAN APPROVAL/  
CONSTRUCTION PLAN COMMENTS - SUBMISSION**

Enclosed for your approval are two (2) sets of the Record Resubdivision Plan along with the following supplemental information:

1. One (1) set of the Lighting Plan.
2. One (1) copy of the signed and sealed Record Landscape Plan.
3. One (1) check in the amount of \$4,850.00 – payable to “New Castle County”; Planning Department Processing fee.
4. One (1) check in the amount of \$85.00 – payable to “Recorder of Deeds”; document recording fee.
5. One (1) check in the amount of \$315.00 – payable to “New castle County”; Engineering Department Review fee.

The Record Plans have been revised pursuant to your November 30, 2022 comments as follows:

Planning

- 1.a. Note #9 has been updated as required pertaining to the map reference. The coverage areas are no longer required based on the remapped limits of the WRPA; there is no longer any impervious areas or study required.
- 1.b. The proposed development is no longer within the limits of the WRPA, the boundary determination is no longer required.
2. The land plan has been revised to account for the required potential parking required; this includes the previously deleted ten (10) potential spaces that were not previously provided because of the tank relocation

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Landmark Science & Engineering  
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3. General Date Note #13 has been updated as required to include the additional impervious coverage resulting from the relocation of the fuel tanks.
4. The revised Landscape Plan and Lighting Plans are attached to this submission.
5. The purpose note has been updated as requested.
6. The potential parking counts are provided on the plan as required.
7. General Note #10; the FEMA flood map panel has been updated as required.
8. The NCC mapping number has been provided on the location map as required.
9. The plan notes have been reviewed to ensure they are not obstructed.

#### Standard Comments

1. The Application Number has been added to the plan.
2. The revised Landscape Plan and Lighting Plans are attached to this submission.
3. Noted. All taxes are current.
4. Noted. The expiration limits for this submittal are understood.
5. Noted. The professional seal will be on the plans as required by the Recorder of Deeds.

#### Engineering

The Engineer comments have been addressed and submitted back to the Engineering Department for review. We understand the Engineering Department has approved the Construction Plan submission; they are awaiting the Record Plan for review and approval.

#### Mapping

1. The Application Number has been added to the plan as required.
2. All the parcels are listed in the General Data column as required.
3. A lot number has been assigned to each parcel as required.
4. The location map has been updated to in South College Avenue as requested.
5. Noted. Addresses from the last recoded Record Plan are currently provided on the plan.
6. Noted. Street names from the last recorded Record Plan are currently provided on the plan.

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Historic

No comments.

Transportation

1. The purpose note has been clarified to indicate the parking will be reconfigured.
2. The potential future parking is indicated for the convenience store and daycare. As required by the Shared Use calculation, Note #15 clearly indicates the proposed spaces provided and parking potential for the proposed developed parcels.
3. The parking for the two office buildings with underground parking have been clarified on the plan. The phasing plan (CR-03) indicates the parking provided in each phase; this is indicated by the larger text and bold outlined box.
4. The proposed bus pad has been labeled along Corporate Boulevard as required.

Public Works

No comments.

Please contact our office with any questions or comments.

Sincerely,



Michael K. Briscoe  
Senior Designer

Enclosures

cc: Jerry Heisler